

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

35 Sandhole Crescent, Lawley, Telford, Shropshire, TF3 5JD



**Offers in
Excess of
£370,000**

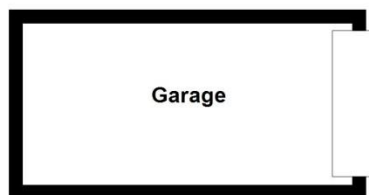
A Truly Perfectly Presented Show Home style Four Bedroom Detached Property with Garage, Driveway and enclosed garden The property has been elevated and enhanced with many additional features by the present owner to provide the very best in modern living. Providing approximately 126.9 sq metres (1365.7 sq feet) of living space. Located within a highly sought after modern residential area, just off the Lawley Drive with excellent access to the M54 J6 link, near by local shops, leisure facilities and amenities. A short drive away is also the Telford Town Centre and Telford Train Station.

Ground floor: Through hallway, ground floor cloak, under stairs storage, lounge with feature media wall, family room/study, wonderfully modern spacious integrated kitchen / dining room with French doors opening onto the the rear garden area, separate utility and ground floor wc. Gas central heating and double glazing. First floor: Spacious landing area, main bedroom with en-suite shower room and built in wardrobes, guest room of very good size also with built in wardrobes and two further bedrooms. Family bathroom, gas central heating and double glazing. Outside area: Garage and driveway with ample parking, gated access leading to wonderfully landscaped enclosed garden with solid timber gazebo, composite decking / patio and artificial lawn area.

Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

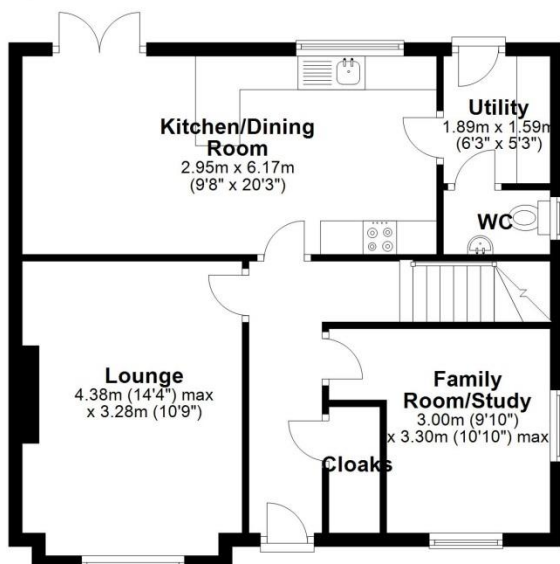
Lettings
01952 505505



Garage

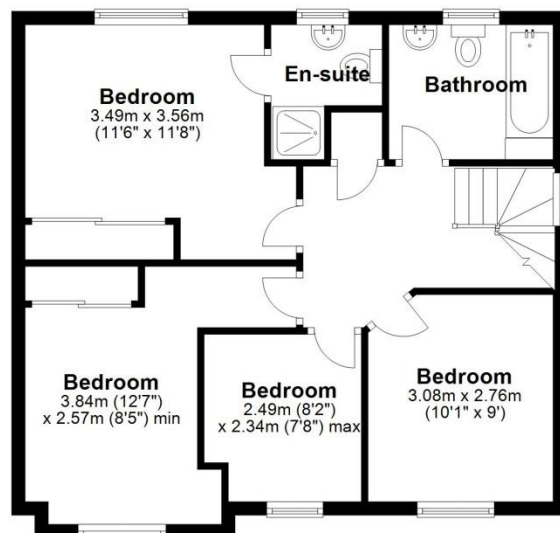
Ground Floor

Approx. 68.9 sq. metres (742.0 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.8 sq. feet)



Total area: approx. 126.9 sq. metres (1365.7 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band D
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.B	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
Viewing Arrangements	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared

01 November 2024

